

Press Release**4 July 2012**

Kungsleden—positive net lettings, lets to Inspecta in Malmö

After the first two quarters of the year, listed Swedish property company Kungsleden AB (publ) has achieved positive net lettings on its commercial portfolio. In June, it signed an eight-year lease contract with Nordic inspection and test provider Inspecta, which is leasing a complete building of some 1,500 sq.m. in Malmö. This building, previously let to a school, consists of an office section and a combined warehouse and workshop section. The tenant is scheduled to move in on 1 January 2013.

Inspecta has 25 offices in Sweden, and with its services in inspection, testing, certification, technical consultation and training, is the Nordic market leader. Kungsleden's lettings in Malmö are progressing stably. Economic occupancy for the whole Öresund region has increased from 85.9% to 87.2% in a year.

“I'm pleased to see that we achieved positive net letting in our commercial portfolio, indicating that Kungsleden's lettings market remains stable and its property management is positive. We've re-negotiated and signed new lease contracts with annualised value of some SEK 40 m since year-end,” commented Kungsleden's Chief Executive Thomas Erséus.

For more information, please contact:

Thomas Erséus, Chief Executive of Kungsleden | tel +46 (0)8 503 05204 | mobile +46 (0)70 378 2024

Detta pressmeddelande finns tillgängligt på svenska på www.kungsleden.se/press

Kungsleden AB (publ) discloses the information in this press release according to the Swedish Securities Markets Act and/or the Swedish Financial Trading Act. The information was provided for public release on 4 July 2012 at 08:00 a.m.

Kungsleden's strategy is to ensure sustainable high and stable returns proceeding from its existing holding, and through purchases and sales. As of 31 March 2012, the property portfolio comprised 317 properties with a book value of SEK 15.5 bn. The holding was located in a total of 100 municipalities, mainly in southern and central Sweden. Kungsleden has been quoted on Nasdaq OMX Stockholm since 1999.